



Legislation Text

File #: 21-318, Version: 1

RESOLUTION No. 2021-005 of the Board of Zoning Adjustments of the City of San Leandro, approving Conditional Use Permit PLN21-0002 for an animal hospital at 2181 Doolittle Drive.

WHEREAS, P. Sandhe (“Applicant”) submitted an application for Conditional Use for an animal hospital at 2181 Doolittle Drive, zoned P Professional Office District, (PLN21-0002) (“Project”); and

WHEREAS, 2181 Doolittle Drive (“Property”), the subject site consists of a ±3,539 square foot existing commercial building on an approximately 20,519 square foot lot that is part of a small shopping center that also includes the adjacent lot at 2117 Doolittle Drive, which is 9,364 square feet in size; and

WHEREAS, the Property is zoned CN(S) Commercial Neighborhood District (Special Review Overlay District) and has a General Plan designation of Neighborhood Commercial (CN); and

WHEREAS, the Zoning Code requires that an Animal Hospital in the CN Commercial Neighborhood District obtain a conditional use permit (Section 2.08.204.C.2); and

WHEREAS, the Board of Zoning Adjustments previously approved a Conditional Use Permit, Site Plan Review, Parking Exception, and Administrative Exception for the Property under Resolution 2019-0003 on April 4, 2019; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 for Existing Facilities; and

WHEREAS, the Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on June 3, 2021, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Board of Zoning Adjustments fully considered the Project application and entitlements, applicant’s statements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

WHEREAS, the Board of Zoning Adjustments finds that the staff report, Categorical Exemption from CEQA, and standards for approval reflects the City’s independent judgement and analysis of the Project; and

WHEREAS, the Board of Zoning Adjustments finds that the proposed Project does satisfy the requisite findings of fact necessary for approval as further explained in the staff report and the

findings of fact associated with this Resolution, as identified in "Exhibit A" attached to this Resolution; and

WHEREAS, the City's General Plan and the Zoning Code are incorporated herein by reference and are available for review at City Hall during normal business hours and on the City's website.

NOW, THEREFORE, BE IT RESOLVED THAT: The above and forgoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT: The Board of Zoning Adjustments of the City of San Leandro does hereby make the following findings and determinations regarding the regarding the proposed Project:

1. The Board of Zoning Adjustments of the City of San Leandro does hereby make the necessary findings and determinations required by Section 5.08.124 of the City of San Leandro Zoning Code to approve the requested Conditional Use Permit for an animal hospital at 2181 Doolittle Drive, as further explained in the staff report and findings of fact for approval as set forth in "Exhibit A" attached hereto and incorporated herein by this reference.
2. Based on the findings and determinations, the Board of Zoning Adjustments of the City of San Leandro does hereby approve Conditional Use Permit for PLN21-0002 allowing for an animal hospital at 2181 Doolittle Drive subject to the Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.